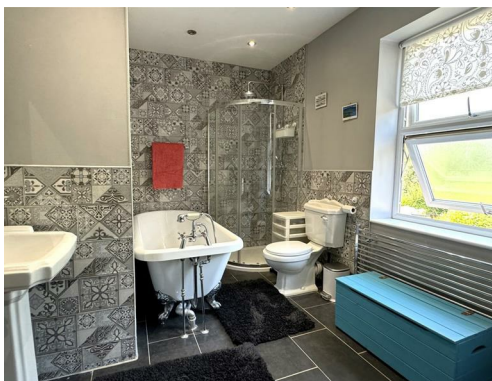


75 Haigh Lane,  
Haigh S75 4DA

OFFERS AROUND  
£210,000



THIS AMAZING, CHARACTER TWO BEDROOM EXTENDED COTTAGE OFFERS SPACIOUS LIVING ACCOMMODATION, OFF ROAD PARKING, STUNNING GARDEN WITH GREENHOUSE & SUMMER HOUSE, OFFICE AND UTILITY ROOMS AND A LOVELY OUTLOOK TO THE FRONT AND REAR.  
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY  
PROPERTIES

### **LOUNGE 13'1",219'9" x 12'9"**

You enter the property through a Upvc door into this welcoming lounge. This lovely, spacious room offers plenty of space for free standing furniture, has a chimney breast with recess which houses a multi fuel fire and alcoves which sit to the side, one benefitting from built-in shelves. The room has wood effect flooring and is beautifully decorated. A front facing window allows natural light to flood into the room, there's a single radiator, coving to the ceiling, ceiling rose and a door leads through to the kitchen.



### **KITCHEN DINER 15'4" x 8'4"**

Fitted with a stylish modern kitchen including black gloss wall and base units, white square edge worktops with decorative tile splashbacks, composite sink and drainer with swan neck mixer tap, a freestanding range cooker with hood extractor fan over, an integrated dishwasher and space for a fridge freezer. The room has a rear facing window which overlooks the utility and garden beyond, spot lighting, ceramic wood effect tile flooring, dining space, single radiator, store cupboard and an open staircase which ascends to the first floor landing. An internal door leads to the lounge and a square archway leads to the dining room.



### **OFFICE/DINING ROOM 8'8" x 5'11"**

This lovely addition to the property is in easy reach of the kitchen, is currently set up as an office and has space for a freestanding dining table and chairs. There are power sockets, a single radiator and a rear facing window looks out over the rear garden and woodland beyond. There is laminate flooring underfoot and a central ceiling light fitting. An archway leads through to the kitchen and porch/utility room.



### **UTILITY PORCH 5'6" x 5'3"**

This useful porch/utility room is located to the rear of the property and has space and plumbing for both a washing machine machine and tumble dryer. The base unit and worktop match the kitchen as does the wood effect tiled flooring. A glazed Upvc stable style door provides access to the rear drive and garden and an archway leads through to the dining room.



### **FIRST FLOOR LANDING**

An open staircase ascends from the kitchen to the first floor landing that has grey carpet underfoot, pendant lighting and a hatch providing access to the loft. Doors lead through to bedroom one, two and the house bathroom.

### **BEDROOM ONE 15'5" to rear of robes x 8'5" into recess**

Positioned to the front of the property, this generously sized double bedroom has a large window which looks out over the street below and open fields beyond. There is ample space for freestanding bedroom furniture, a fitted wardrobe, single radiator and laminate flooring. A door leads to the landing.



### **BEDROOM 2 9'10" x 6'9"**

Located to the front of the property this second double bedroom is again well presented and has ample space for a single bed alongside other items of freestanding furniture. There is a single radiator and fitted carpet flooring. From its front facing window there is a view over the neighbouring countryside and a door leads to the landing.



### **BATHROOM 8'4" to rear of cupboard x 12'3" into recess**

This spectacular and spacious bathroom has been fitted with a four-piece contemporary white suite with period style fittings including roll top bath with chrome mixer tap and handheld shower attachment, a corner shower cubicle with glass doors, pedestal hand wash basin and low level w.c. The room is partially tiled in attractive grey wall tiles, there is spot lighting, a boiler cupboard, a chrome heated towel rail, obscure glazed rear facing window and co-ordinating grey tile flooring. A door leads to the landing.



### **LOFT 13'9" x 12'9"**

Superb space accessed via an attached loft ladder. This area has great potential, has light, is boarded and carpeted.

### **REAR GARDENS AND PARKING**

There is an access road to the rear of the terrace properties which leads to the off road parking. In this area the LPG tank and log store can also be found. Beyond the parking area, though a private gate there is a greenhouse and there is a large lawned garden which runs up to the edge of pretty woodlands. Stepping stones take you to the bottom of the garden where there is a generous sized shed, further wood storage and a flagged patio area offering a private entertaining space.

### **FRONT**

To the front of the property a gate provides access to a walled flagged garden area which is perfect for pots and planters to add a splash of colour. A path leads to the front door.



**~ Material Information ~**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Wakefield B

PROPERTY CONSTRUCTION: Stone

PARKING: Off road

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains electric LPG gas

\*Heating Source -LPG gas

\*Broadband & Mobile - Ultrafast broadband available, check mobile coverage with supplier

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: Access to the rear of the property via an access road

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic mining area

### **~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

### **~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

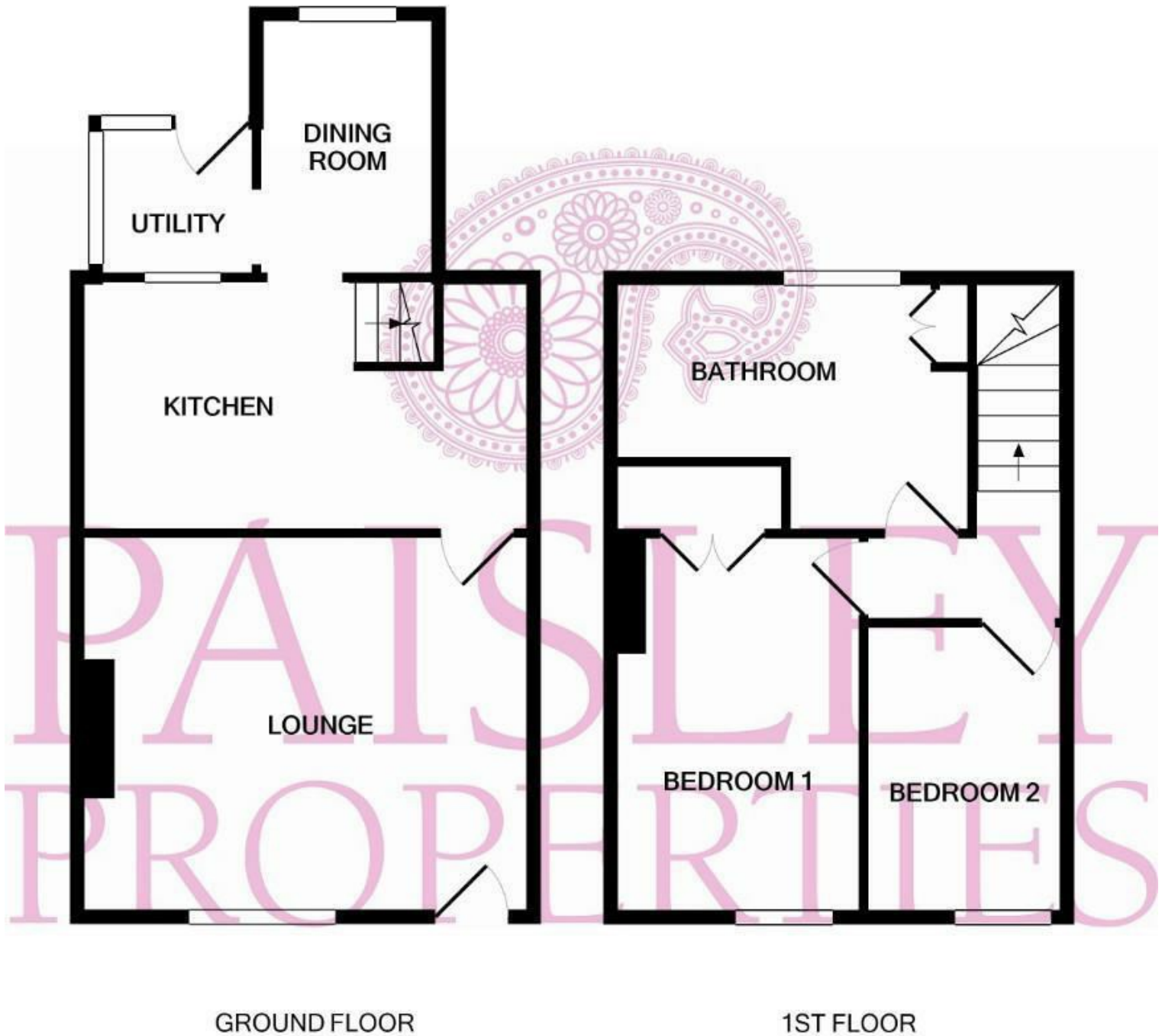
### **~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

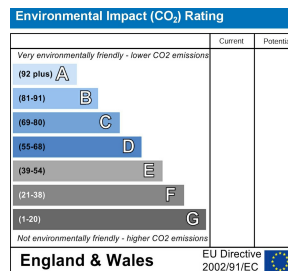
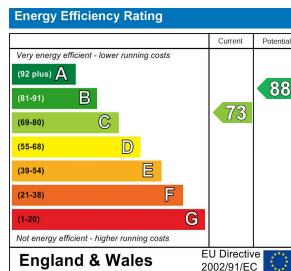
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Measurements are approximate. Not to scale. Illustrative purposes only  
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